

GERMAN VILLAGE COMMISSION AGENDA

January 7, 2014

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office at 645-8620 or 645-7920. A Sign Language Interpreter to "Sign" this hearing will be made available for anyone with a need for this service. Sign language interpreters must be scheduled by calling 645-8620 or TDD 645-3293 at least forty-eight (48) hours prior to the scheduled hearing.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Tuesday, January 28, 2014
50 WEST GAY STREET (BEACON BUILDING)
- III. NEXT COMMISSION HEARING – TUESDAY, February 4, 2014.
- IV. APPROVAL OF REGULAR MEETING MINUTES, Tuesday, December 3, 2013.
- V. SWEAR IN STAFF
- VI. STAFF APPROVALS
- VII. PUBLIC FORUM
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. 13-11-25

282 East Sycamore Street

Jeffrey P. Norman (Applicant/Owner)

An application has been submitted with photographs and window specifications.

Replace Windows

- Replace all non-original, non-contributing vinyl windows on the historic house and all wood windows on the addition with new Marvin, 1-over-1, wood windows, per submitted specifications.

2. 13-12-12

673 Mohawk Street

Nau & Bullock Architects, et al. (Applicant)

Bob & Peggy Walter (Owner)

13-12-12a

Nau & Bullock Architects and William Hugus Architects (Applicant) Bob & Peggy Walter (Owner)

Covered Porch

- Construct new eighteen foot, six inch by twenty-two foot, six inch (18'6" x 22' 6") covered porch on south side with connector, per submitted plans and specifications.
- Porch is to have stone base, painted steel tube frame and clear glass roof.
- Construct ___ high freestanding brick wall with fireplace along west side of porch.

Window & Door Alterations

- Replace one non-original door on the first story, south elevation with a window, to restore the original opening size and window configuration.

- Convert three (3) existing windows on the first story, south elevation to wood doors French doors with transoms, to maintain existing opening height and width.
- Remove existing basement windows on the north and south elevation and fill in openings with recessed stone or brick.
- Remove non-original door systems from west elevation and infill openings with brick and double hung windows to match existing on the building.
- Replace non-original basement door on north elevation with new wood French door to fit in the existing opening.

Replace Front Door

- Replace non-original front door with two six panel doors with clear glass in top four panels, per submitted plans and specifications.
- Replace non-original stained glass in tracery at front entrance with clear glass.

Roof Alterations

- Replace deteriorated, insufficient flat roof system with new substructure and membrane.
- Install new eight foot by sixteen by ten foot high (8' x 16' x 10'h) elevator belvedere on roof.
- Belvedere to have copper roof, three solid 2 panel doors and one French door; two wood windows on east elevation and slate end wall on west elevation.
- Construct new, seven foot by three foot, four inch by nine foot, six inch high (7'w x 3'4"l x 9'6" h) brick chimney with clay chimney pots on south side of roof.
- Install thirty inch (30") high, wrought iron railing system around top of roof, to match school house style fencing along street.

Garage Door

- Install new overhead garage door on south elevation, below grade, per submitted plans.

Remove Fire Escape

- Remove non-original, metal fire escape structure on the west elevation.

13-12-12b

Hoerr Schaudt Landscape Architects (Applicant)

Bob & Peggy Walter (Owner)

Landscaping

- Remove asphalt parking lot, all of the trees on the site, and all walls, retaining walls and fences on the site.
- Remove existing brick public sidewalk and replace with new brick walk, using _____ brick laid in a herringbone pattern.
- Remove existing curb and replace with new _____ stone curb.
- Install new garden area with various trees and plantings, a stone water feature as well as brick and stone seat walls and brick and stone walkways and steps, per submitted landscape plan.
- Install four, eight and ten foot high (4', 8' 10' h) evergreen hedges.
- Install eight foot (8' h) brick wall along the south side of the garden.
- Install four foot (4' h) schoolhouse-style wrought iron fencing, with stone curb along the public sidewalk at the east property line.
- Install six foot (6' h) brick and stone masonry columns at main entry with decorative metal gate.
- Previously approved access easement is to have surface of granite cobblestone with stone curb.
- Stone retaining wall, metal railings, handrails and gate surrounding driveway leading to basement garage.
- Gravel paved utility area at west side of the building.

THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30PM

3. 13-12-17

877 Mohawk Street

Cheryl L. Brown (Applicant/Owner)

An application has been submitted with photographs.

Replace Windows

- Remove three aluminum frame windows on the house; two double hung windows and one three pane picture window.

- Replace with all wood Pella, 1-over-1, double hung windows, to fit exactly in the existing openings; picture window to be replaced with two double hung windows with a wood mullion between them.

NEW APPLICATION

4. 14-1-7

186 East Sycamore Street & 649 South Fifth Street

William Hugus Architects (Applicant)

An application has been submitted with plans and photographs.

14-1- a

186 East Sycamore Street

William Hugus Architects (Applicant)

Mary Raber (Owner)

Variance Recommendation

- C.C. 3332.27 & 3332.28(E) - to allow reduced rear yard coverage for 18.8% to 16.5% and rear yard obstruction.

14-1-7b

649 South Fifth Street

William Hugus Architects (Applicant)

Marie Logothetis & Daniel S. Kline (Owner)

Variance Recommendation

- 3332.26(E) – to reduce side yard setback from 3’ to 0 on south side of proposed new garage and from 3’ to 1’ on the north side of garage.
- C.C. – to allow lot coverage of 60.21% (existing lot coverage is non-conforming - 64.38%).

14-1-7c

186 East Sycamore Street & 649 South Fifth Street

Conceptual Review

- Construct new two car garage straddling property line.

THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00PM

5. 14-1-4b

118 East Beck Street

Thomas S. Gulacy (Applicant)

John C. Rule (Owner)

An application has been submitted with plans and photographs. Application #14-1-4 has been divided into item ‘a’ under Staff Approvals (see below) and item ‘b’ for Commission review.

New Dormers

- Construct new, thirteen foot, two inch long (13’2” L) shed dormers on both sides of rear, one story gable addition, per submitted plans and specifications.
- Siding is to be six inch (6”) Hardie plank; roofing is to be asphalt shingle from the approved shingle list.

Replace Side Door

- Remove non-functional side door on east elevation and replace with new Jeld-Wen double hung wood window, per submitted plans.

6. 14-1-8

237 East Livingston Avenue

Steve Gifford, G.M.C. Real Estate Investments, LLC (Applicant/Owner)

An application has been submitted with photographs and a cut sheet.

Install New Light Fixture

- Install new pendant light fixture above entrance, to match fixture on adjacent store front, per submitted specifications.
- Fixture to be attached to existing arm above transom.

THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:15PM

7. 14-1-9

521 City Park Avenue

H. Robinson (Applicant/Owner)

An application has been submitted with photographs, plans and historic photographs. This project was conceptually reviewed at the September 10, 2013 meeting.

Curb Cut & Driveway

- Create new curb cut on City Park Avenue and install driveway, per submitted plans.
- Driveway is to be eight feet (8') wide and _____ft. long.
- Driveway surface is to be brick pavers with new concrete apron at the street.

8. 14-1-10a

160 Thurman Avenue

ON Architects, LLC (Applicant)

Joshua Zimmerman (Owner)

An application has been submitted with plans and photographs.

Replace Dormer

- Remove deteriorated gable dormer on west elevation of original two story house.
- Replace with new larger gable dormer in new location with seven inch (7") Hardie plank siding and wood trim, gable detail to match existing.
- Window is to be _____.

Addition

- Expand rear two story addition and add second story over east side addition, per submitted plans and specifications.
- Foundation on addition is to be split faced CMU; roofing is to be asphalt shingle from the Approved Shingles List; siding is to be seven inch (7") Hardie plank siding with six inch (6") wood corner boards and wood trim.
- Gutters and downspouts are to be five inch (5") aluminum ogee style.
- Windows on addition are to be 1-over-1; doors will be one full light French door and four sliding doors.

Replace Siding

- Replace all existing wood siding on previous addition with new seven inch (7") Hardie plank siding with six inch (6") corner boards.

Replace Windows

- Replace all non-original, non-contributing windows on the house with new windows to match existing configurations, per submitted specifications.
- Original 2-over-2 windows on the first floor, south elevation are to remain.

14-1-10b

Conceptual Review

- Construct 765 sq. ft., two car carriage house with living space in the second story.

THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30PM

CONCEPTUAL REVIEW

9. 14-1-11

80 Concord Place

Albert Unetic, Architect (Applicant)

Joan Gialiotti (Owner)

An application has been submitted with plans and photographs.

Conceptual Review

- Expand existing one story rear addition and construct new one story side addition.

STAFF RECOMMENDATIONS

10. 14-1-12

160 Thurman Avenue

Joshua Zimmerman (Applicant/Owner)

An application has been submitted with photographs and a roof assessment.

Replace Slate Roof

- Remove all slate roofing on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

- ☐ CertainTeed
- ☐ GAF

Style:

- Carriage House (dimensional)
- Slateline (dimensional)
- (standard 3-tab)
- Royal Sovereign (standard 3-tab)
- (standard 3-tab)
- (standard 3-tab)

Color:

- ☐ Stonegate Gray
- ☐ English Gray Slate
- ☐ Weathered Slate
- ☐ Nickel Gray
- ☐ Nickel Gray
- ☐ Estate Gray
- ☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

11. 14-1-13

1054 South Pearl Street

Dehlco Construction Services (Applicant)

Grand Canal Properties (Owner)

An application has been submitted with photographs and a drawing.

Replace Exterior Stairs

- Remove deteriorated, rusting metal stairs to second story entrance on rear (east) elevation.
- Replace with new wood stairs with landing, per submitted drawing.

Replace Siding

- Replace deteriorated wood siding on two-story rear addition with new five inch (5") Dutch lap wood siding, to match existing.
- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Owner has the option of selecting one (1) of the following appropriate painting methods: a) paint all wood trim, windows, doors, etc. the exact same color as currently exists on the wood trim or, b) submit a new paint schedule to the Historic Preservation Office staff for final review and approval.

STAFF APPROVALS

(The following applicants do not need to attend the hearing)

• 14-1-1

649 Mohawk Street

Annette Hilaman (Applicant/Owner)

Approve Application #14-1-1, 649 Mohawk Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications and paint with appropriate exterior paint. Paint colors for finish coat are to be: Benjamin Moore "Cloud White" (967) for the soffits, gutters, and trim on the house, "Eagle Rock" (1469) for the porch floors, wood lintels and siding on the garage, and "Black" for the front door and trim on the garage.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **14-1-2**

293 East Beck Street

Stephanie & Judson Martt (Applicant/Owner)

Approve Application #14-1-2, 293 East Beck Street, as submitted, with all clarifications noted:

Replace Skylight

- Amend previously issued COA #13-7-30 for replacement of two (2) skylights to replace one (1) of the existing skylights on the south facing slope, as approved, and completely remove the other, per submitted specifications.
- The skylight opening is to be covered and shingled to match the existing roof materials.

- **14-1-3**

91 East Deshler Avenue

Hamilton J. Teaford (Applicant)

Margaret Hale Teaford (Owner)

Approve Application #14-1-3, 91 East Deshler Avenue, as submitted, with all clarifications noted:

Replace Step

- Remove deteriorated, cracked portion of limestone step at bottom of stairs leading to front porch.
- Replace with new piece of limestone to match existing in color, dimensions and detail.
- New stone is to be set in mortar and caulked at the seam with remaining step to blend in as much as possible.

- **14-1-4a**

118 East Beck Street

Thomas S. Gulacy (Applicant)

John C. Rule (Owner)

Approve Application #14-1-4a, 118 East Beck Street, as submitted, with all clarifications noted:

Install New Door

- Remove screen door on front entrance and remove non-original front door.
- Replace with new, solid core four-panel door in existing door jamb
- Set on 1 1/2" pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **14-1-5**

43 East Kossuth Street

Brian Collins, bcf Design & Development, Ltd. (Applicant) Julie Bango & John Saunders (Owner)

Approve Application #14-1-5, 43 East Kossuth Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all membrane roofing on the rear addition down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Repair/Replace Gutters and Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the rear addition and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Repair copper gutters on the front portion of the house and replace copper downspouts in kind.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **14-1-6**

576/578/580 Cedar Alley

Michele Lavon (Applicant/Owner)

Approve Application #14-1-6, 576/578/580 Cedar Alley, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from the approved shingles list:

Manufacturer:

Style:

Color:

[] Owens Corning

(standard 3-tab)

[] Estate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT